PHA 5-Year and Annual Plan 2011

TN053v03 - Final

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires 4/30/2011

	PHA Information			DYYL G 1	D.T.O. # 2						
	PHA Name: McMinnville Housing At		☐ Standard	PHA Code: <u>T</u>	N053						
	PHA Type: ☐ Small ☐ High Performing ☐ Standard ☐ HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2011										
	FHA Fiscal Teal Beginning. (WiW/ 1 1	11). 01/2011									
2.0	Inventory (based on ACC units at time	of FY beginning	in 1.0 above)								
•••	Number of PH units: 428	, 0111 008	Number of H	CV units:0							
3.0	Submission Type										
	5-Year and Annual Plan	🔀 Annual	Plan Only	5-Year Plan Only							
	PHA Consortia	DIIA Consont	ia: (Check box if submitting a joi	nt Dlan and assemblets table b	alam)						
.0	Not Applicable	☐ PHA Collson	ia: (Check box if submitting a joi	nt Pian and complete table b	eiow.)						
	1 tot ripplicable										
					No. of Uni	its in Each					
	Participating PHAs	PHA	Program(s) Included in the	Programs Not in the	Program						
		Code	Consortia	Consortia	PH	HCV					
	PHA 1:										
	PHA 2:		Not Applicable								
	PHA 3:										
0	5-Year Plan. Complete items 5.1 and 5	5.2 only at 5-Year	Plan update.								
U	See below.										
1	mission. state the pha's mission for ser	rving the needs of	low-income, very low-income, a	nd extremely low income fa	milies in the pha	a's					
	jurisdiction for the next five years:										
2	Not Applicable to Annual Plan Goals and Objectives. Identify the PF	IA's quantifiable	goals and objectives that will ane	blo the DUA to correct he not	ade of low incon	no and vary					
2	low-income, and extremely low-income										
			next rive years. Include a report	on the progress the rrive has	made in meetin	ig the goals					
	and objectives described in the previous 5-Year Plan. Not Applicable to Annual Plan										
	Trot ripplicable to rimital r an										
	PHA Plan Update										
)	-										
	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:										
	Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.										
		(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan									
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- 9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
 - Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.
 - Additional Information. Describe the following, as well as any additional information HUD has requested.
 - (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
 - Not Applicable

10.0

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
 - Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.
- 11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (Attachment 2)
 - (g) Challenged Elements (Attachment 3)
 - (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)

ATTACHMENT NO. 1: PROPOSED PHA PROGRAMS AND DEVELOPMENT PLANS

The McMinnville Housing Authority has applied to THDA for a LIHTC 1602 grant to complete Phase II of Griswold Terrace which will include up to 10 additional one bedroom dwelling units. If the LIHTC application is funded the MHA will transfer the existing public housing property to the LIHTC ownership entity via the HUD property disposition application process. If the LIHTC application is not funded the MHA will complete some or all of these units with future Capital Funds.

ATTACHMENT No. 2: RESIDENT ADVISORY BOARD AND PUBLIC HEARING COMMENTS

The McMinnville Housing Authority staff discussed the FY 2010 Agency Plan/5-Year Plan and the detailed list of proposed FY 2010 and 5-Year capital fund improvements with the MHA Resident Advisory Board (RAB) members and other tenants present at the May 27, 2010 RAB Meeting and the June 28, 2010 formal Public Hearing. The RAB and all participants supported the proposed CFP work items.

The MHA Board of Commissioners approved the TN053v02 version/Amended Agency Plan at their meeting conducted on June 20, 2010.

ATTACHMENT No. 3: CHALLENGED ELEMENTS

No challenged elements.

ATTACHMENT No. 4: VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

McMINNVILLE HOUSING AUTHORITY

301 Hardaway St. McMinnville, Tennessee 37110 931 473-3286

VIOLENCE AGAINST WOMEN ACT PHA STATEMENT

The McMinnville Housing Authority provides or offers referrals, training and information to anyone being abused. This includes child or adult victims of domestic violence, dating violence, sexual assault or stalking.

We are a partner in the local Social Service Community Board and have referral information available for the Families in Crisis, which is our local domestic abuse program. This agency is an excellent provider of information and refuge for victims of domestic violence.

We often provide housing to victims directly from the Families in Crisis that are fleeing domestic violence and need a safe place to reside. We refer our residents to the Families in Crisis shelter, when they need enhanced safety due to domestic violence.

Our local Police Department also provides training for our residents at our Resident Activity Centers on domestic violence and self defense.

We provide the VAWA Notice to all applicants and tenants of their rights under VAWA together with the HUD 50066 form. This notice includes the Domestic Violence hotline number and web address in addition to other information.

We have amended our lease to include additional language that clearly specifies our right to bifurcate the lease to evict the perpetrator while protecting the victims from domestic violence.

MCMINNVILLE HOUSING AUTHORITY

301 Hardaway St. McMinnville, Tennessee 37110 931 473-3286

VIOLENCE AGAINST WOMEN ACT PHA POLICY

BACKGROUND

The <u>Violence Against Women and Justice Department Reauthorization Act of 2005</u> (VAWA) provides protection for tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on such acts of violence against them.

In general, the law provides, in part, that criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household, or any guest or other persons under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights of the tenant or immediate family member if the tenant's family is the victim or threatened victim of the abuse. The law provides that an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of that violence, and will not be "good cause" for termination of assistance, tenancy, or occupancy rights of a victim of such violence.

Furthermore, the law allows a PHA to "bifurcate" a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

The VAWA also allows PHAs to request an individual to certify that the individual is a victim of abuse and that the incidences of abuse are bona fide. The certification must include the name of the perpetrator, and any other statutorily required information. The victim must provide the certification within 14 business days after the individual receives a request for such a certification from the PHA.

DEFINITIONS

The following definitions were incorporated into the United States Housing Act and apply to this policy:

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with, or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence: Violence committed by a person:

- who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- where the existence of such a relationship shall be determined based on a consideration of the following factors: 1) the length of the relationship; 2) the type of relationship, and 3) the frequency of interaction between the persons involved in the relationship.

Stalking: To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to 1) that person; 2) a member of the immediate family of that person, or 3) the spouse or intimate partner of that person.

Immediate Family Member: A spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

POLICY

The following policy amends the *Admissions and Occupancy Policy (ACOP)* and the Apartment Lease by reference. Appropriate language has been added to the ACOP and Apartment lease.

A copy of this policy is available at the main office of the housing authority. A copy will be made available on request.

Admissions and Occupancy and Termination of Assistance

Being a victim of domestic violence, dating violence, or stalking, will not be considered by the McMinnville Housing Authority (MHA) to be a basis for denial of assistance, or admission to public housing if the application otherwise qualifies for assistance or admission.

Incidents or threats of abuse will not be construed by the MHA as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.

Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate family member of the tenant's family is the victim or threatened victim of the abuse.

Rights of the McMinnville Housing Authority

The MHA may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant, and such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by federal, state and local law for the termination of leases, or assistance under HUD's Public Housing Program.

Certification of Abuse and Confidentiality

The MHA will require that an individual certify that he/she is a victim of abuse and that the incidences of abuse are bonafide. The certification must include the name of the perpetrator, and any other statutorily required information. The victim must provide the certification to the PHA within 14 business days after the individual receives a request from the PHA. The individual may utilize the attached *Form HUD 50066*, *Certification of Domestic Violence, Dating Violence, or Stalking* to certify the abuse to the MHA. In lieu of Form HUD 50066, the individual may provide the MHA with documentation signed by an employee, agent, volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the affects of the abuse, in which the professional attests (under penalty of perjury (28 U.S.C. 1746) to the professionals belief that the incident or incidents in question are bonafide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation. In cases where the individual does not submit the required certification, the PHA may terminate assistance.

Notification to Residents

The PHA will provide notice to all residents and applicants of their rights under Section 6 of the United States Housing Act of 1937 as amended by the <u>Violence Against Women Act of 2005</u>. These rights include the residents' right to confidentiality and the limits thereof, the availability of Form HUD 50066, and that the resident may not be evicted solely on the basis that they are a victim of domestic violence. A sample notice is included with this policy.

Confidentiality

All information provided to the MHA relating to the incident(s) of domestic violence, including the fact that the individual is a victim of domestic violence, dating violence, or stalking will be retained in confidence by the MHA and will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is (a) requested or consented by the individual in writing; (b) required for use in an eviction proceeding or termination of assistance; or, (c) otherwise required by applicable law.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

Annual Statement/Performance and Evaluation Report										
Capita	l Fund Program and Capital Fund Progran	n Replacement H	Housing Factor	r (CFP/CFPRH	(\mathbf{F})					
-	Summary	•	O	•	,					
PHA Name		Grant Type and Number Capital Fund Program Gra Replacement Housing Fac	nt No: TN43P053501	11	Federal FY of Grant: 2011					
	al Annual Statement ☐ Reserve for Di mance and Evaluation Report for Period Ending:	sasters/ Emergencies		vised Annual Stateme al Performance and l	,					
Line No.	Summary by Development Account	Total Estin	nated Cost	Total Ac	etual Cost					
		Original	Revised	Obligated	Expended					
1	Total non-CFP Funds	\$0.00								
2	1406 Operations	\$50,000.00								
3	1408 Management Improvements	\$150,000.00								
4	1410 Administration	\$75,000.00								
5	1411 Audit	\$0.00								
6	1415 Liquidated Damages	\$0.00								
7	1430 Fees and Costs	\$51,000.00								
8	1440 Site Acquisition	\$0.00								
9	1450 Site Improvement	\$30,000.00								
10	1460 Dwelling Structures	\$309,000.00								
11	1465 Dwelling Equipment—Nonexpendable	\$0.00								
12	1470 Nondwelling Structures	\$20,000.00								
13	1475 Nondwelling Equipment	\$55,000.00								
14	1485 Demolition	\$0.00								
15	1492 Moving to Work Demonstration	\$0.00								
16	1495.1 Relocation Costs	\$0.00								
17	1499 Development Activities	\$10,000.00								

Annua	l Statement/Performance and Evaluation F	Report					
Capita	l Fund Program and Capital Fund Prograi	n Replacement H	Iousing Factor	r (CFP/CFPRH	\mathbf{F})		
Part I:	Summary	-	C				
	e: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350111 Replacement Housing Factor Grant No:				
Origin	al Annual Statement Reserve for D	visasters/ Emergencies		vised Annual Stateme	nt (revision no:)		
	mance and Evaluation Report for Period Ending:			al Performance and I			
Line No.	Summary by Development Account	Total Estim	ated Cost	Total Ac	tual Cost		
		Original	Revised	Obligated	Expended		
18a	1501 Collaterization or Debt Service	\$0.00					
18b	9000 Collaterization or Debt Service paid Via System of Direct Payment	\$0.00					
19	1502 Contingency	\$0.00					
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$750,000.00					
21	Amount of line 20 Related to LBP Activities	\$0.00					
22	Amount of line 20 Related to Section 504 compliance	\$0.00					
23	Amount of line 20 Related to Security – Soft Costs	\$0.00					
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00					
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00					
Signatur	atricia (Dorla	Signature of Public	Housing Director	Date			

PHA Name: McMinnville Hou	using Authority	Grant Type and Capital Fund Pro Replacement Ho	gram Grant N		0111 CFFP (Ye	Federal FFY of O	Grant: 2011		
Development Number Name/HA-Wide Activities	General Descriptio Catego		Dev. Acct No.	Quantity	Total Esti	mated Cost	Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended 2	
PHA-Wide	Transfer funds to ope	rating budget	1406	1	\$50,000.00				
PHA-Wide	Management Improve	ements	1408	1	\$150,000.00				
TN053000001	Capital Fund Manage	ment Fee	1410	1	\$75,000.00				
TN053000001	A/E Design Services		1430	1	\$30,000.00				
TN053000001	A/E Inspection Service	es	1430	1	\$15,000.00				
TN053000001	Environmental Review	V	1430	1	\$2,000.00				
TN053000001	Hazard Testing		1430	1	\$2,000.00				
TN053000001	Update flat rent study		1430	1	\$1,000.00				
TN053000001	Utility allowance revie	W	1430	1	\$1,000.00				
TN053000001	Clerk of the Works		1460	1	\$50,000.00				
TN053000001	Force Account Labor benefits) for moderniz		1460	1	\$95,000.00				
TN053000001	Maintenance Vehicle		1475	1	\$25,000.00				
TN053000001	Computer Hardware		1475	1	\$10,000.00				
TN053000001	Office/community spa furnishings/equipment	ce t	1475	1	\$10,000.00				
TN053000001	Replace telephone sy	stem	1475	1	\$10,000.00				
TN053000001	Site Improvements		1450	1	\$30,000.00				
TN053000001	Building Exterior		1460	1	\$30,000.00				
TN053000001	Roofing		1460	1	\$30,000.00				
TN053000001	HVAC		1460	1	\$20,000.00				
TN053000001	Electrical Improvemen	nts	1460	1	\$20,000.00				
TN053000001	Plumbing		1460	1	\$20,000.00				
TN053000001	Kitchen Renovation		1460	1	\$20,000.00				
TN053000001	Bathroom Renovation		1460	1	\$20,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: McMinnville Hou	using Authority		Number gram Grant No: TN43P05350111 CFFP (Yes/No): No sing Factor Grant No:				Federal FFY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended 2	
TN053000001	Unit Conversions		1460	1	\$10,000.00				
TN053000001	Finishes	Finishes		1	\$4,000.00				
TN053000001	Non-Dwelling Structure	S	1470	1	\$10,000.00				
TN053000001	Development Activities including property		1499	1	\$10,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: McMinnville	Housing Autl	hority	Grant Type and Capital Fund Pr Replacement H	Number rogram No: TN43P ousing Factor No:	Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities		Fund Oblig arter Ending			l Funds Expende uarter Ending Date		Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN053000001 Hardaway Homes	9/30/2013			09/30/2015			

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

Annual Statement/Performance and Evaluation Report										
Capita	l Fund Program and Capital Fund Prog	ram Replacement H	Housing Factor	(CFP/CFPRH	IF)					
-	Summary	•	S	`	,					
PHA Name	e: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Gra Replacement Housing Fac	nt No: TN43P053501	10	Federal FY of Grant: 2010					
	al Annual Statement ☐ Reserve for Period Ending:	or Disasters/ Emergencies		ised Annual Statemo al Performance and	,					
Line No.	Summary by Development Account	Total Estin	nated Cost	Total Ac	etual Cost					
		Original	Revised	Obligated	Expended					
1	Total non-CFP Funds	\$0.00	\$0.00							
2	1406 Operations	\$50,000.00	44,063.00							
3	1408 Management Improvements	\$150,000.00	\$150,000.00							
4	1410 Administration	\$75,000.00	\$75,000.00							
5	1411 Audit	\$0.00	\$0.00							
6	1415 Liquidated Damages	\$0.00	\$0.00							
7	1430 Fees and Costs	\$51,000.00	\$51,000.00							
8	1440 Site Acquisition	\$0.00	\$0.00							
9	1450 Site Improvement	\$30,000.00	\$30,000.00							
10	1460 Dwelling Structures	\$309,000.00	\$309,000.00							
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00							
12	1470 Nondwelling Structures	\$20,000.00	\$20,000.00							
13	1475 Nondwelling Equipment	\$55,000.00	\$55,000.00							
14	1485 Demolition	\$0.00	\$0.00							
15	1492 Moving to Work Demonstration	\$0.00	\$0.00							
16	1495.1 Relocation Costs	\$0.00	\$0.00							
17	1499 Development Activities	\$10,000.00	\$10,000.00							

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

Annua	ll Statement/Performance and Evaluation R	eport			
Capita	ll Fund Program and Capital Fund Progran	n Replacement H	lousing Factor	(CFP/CFPRE	HF)
Part I:	Summary	-	C		
PHA Nam	e: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Grar Replacement Housing Fact	Federal FY of Grant: 2010		
=	al Annual Statement Reserve for Dimance and Evaluation Report for Period Ending:	sasters/ Emergencies	· · · · · · · · · · · · · · · · · · ·		ent (revision no: 1) Evaluation Report
Line No.	Summary by Development Account	Total Estima	ated Cost	Total A	ctual Cost
		Original	Revised	Obligated	Expended
18a	1501 Collaterization or Debt Service	\$0.00	\$0.00		
18b	9000 Collaterization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00		
19	1502 Contingency	\$0.00	\$0.00		
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$750,000.00	\$744,063.00		
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00		
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00		
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00		
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00		
	atricia (Destina) Date: 6/29/10	Signature of Public I	Housing Director	Date	

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Name: McMinnville Hou	using Authority	Grant Type and Capital Fund Pro Replacement Ho	gram Grant N	o: TN43P0535 Grant No:	0110 CFFP (Ye	es/No): No	Federal FFY of	Grant: 2010	
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Quantity	Total Esti	mated Cost	Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended	
PHA-Wide	Transfer funds to ope	erating budget	1406	1	\$50,000.00	\$44,063.00			
PHA-Wide	Management Improv		1408	1	\$150,000.00	\$150,000.00			
TN053000001	Capital Fund Manage	ement Fee	1410	1	\$75,000.00	\$75,000.00			
TN053000001	A/E Design Services		1430	1	\$30,000.00	\$30,000.00			
TN053000001	A/E Inspection Service	ces	1430	1	\$15,000.00	\$15,000.00			
TN053000001	Environmental Revie	W	1430	1	\$2,000.00	\$2,000.00			
TN053000001	Hazard Testing		1430	1	\$2,000.00	\$2,000.00			
TN053000001	Update flat rent study	V	1430	1	\$1,000.00	\$1,000.00			
TN053000001	Utility allowance review	ew	1430	1	\$1,000.00	\$1,000.00			
TN053000001	Clerk of the Works		1460	1	\$50,000.00	\$50,000.00			
TN053000001	Force Account Labor benefits) for moderni		1460	1	\$95,000.00	\$95,000.00			
TN053000001	Maintenance Vehicle)	1475	1	\$25,000.00	\$25,000.00			
TN053000001	Computer Hardware		1475	1	\$10,000.00	\$10,000.00			
TN053000001	Office/community spa furnishings/equipmer		1475	1	\$10,000.00	\$10,000.00			
TN053000001	Replace telephone s		1475	1	\$10,000.00	\$10,000.00			
TN053000001	Site Improvements		1450	1	\$30,000.00	\$30,000.00			
TN053000001	Building Exterior		1460	1	\$30,000.00	\$30,000.00			
TN053000001	Roofing		1460	1	\$30,000.00	\$30,000.00			
TN053000001	HVAC		1460	1	\$20,000.00	\$20,000.00			
TN053000001	Electrical Improveme	ents	1460	1	\$20,000.00	\$20,000.00			
TN053000001	Plumbing		1460	1	\$20,000.00	\$20,000.00			
TN053000001	Kitchen Renovation		1460	1	\$20,000.00	\$20,000.00			
TN053000001	Bathroom Renovation	n	1460	1	\$20,000.00	\$20,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages** PHA Name: **Grant Type and Number** Federal FFY of Grant: 2010 **McMinnville Housing Authority** Capital Fund Program Grant No: TN43P05350110 CFFP (Yes/No): No Replacement Housing Factor Grant No: Development **General Description of Major Work** Number Dev. Status of **Total Estimated Cost Total Actual Cost Ouantity** Name/HA-Wide Categories Acct No. Work Activities Original Revised 1 **Funds Funds Expended** Obligated ² TN053000001 Finishes \$4,000.00 \$4,000.00 1460 Non-Dwelling Structures TN053000001 \$20,000.00 \$20,000.00 1470 TN053000001 \$10,000.00 **Development Activities** 1499 \$10,000.00

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: McMinnville	Housing Authority				Federal FY of Grant: 2010		
Development Number Name/PHA-Wide Activities	All Fund ((Quarter En	Obligated ding Date)	All Funds (Quarter E	Expended nding Date)	Reasons for Revised Target Dates ¹		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
TN053000001	9/30/12		9/30/14				

Page 18 of 44

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

ATTACHMENT No. 6: ARRA COMPETITIVE GRANT

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

Part I: Su	ummary					
301 Harda	lle Housing Authority		FY of Grant: 2009 cfrc FY of Grant Approval: 2009			
		☐ Reserve for Disasters/Emergencies		 ✓ Revised Annual Statement (revisition of the property of the pr		
Line	Summary by Development			timated Cost		ctual Cost 1
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exc	ceed 20% of line 21) ³				
3	1408 Management Improvem	nents				
4	1410 Administration (may no	t exceed 10% of line 21)	90,000.00	90,000.00	90,000.00	1,989.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		78,000.00	78,000.00	19,888.00	19,888.00
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		729,000.00	729,000.00	0.00	0.00
11	1465.1 Dwelling Equipment-	-Nonexpendable	,	,		
12	1470 Non-dwelling Structures	S				
13	1475 Non-dwelling Equipmen	nt				
14	1485 Demolition					
15	1492 Moving to Work Demor	nstration				
16	1495.1 Relocation Costs		50,000.00	50,000.00	0.00	0.00
17	1499 Development Activities	4	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

Part I:	Summary					
301 Hard	me: ville Housing Authority laway Street ville, TN, 37110	Grant Type and Number Capital Fund Program Grant No: ARRA CFRC-Category 4, Op Replacement Housing Factor Grant No: N/A Capital Fun Date of CFFP: N/A	otion 2 nd Recovery Competition Gr	FFY of G	rant:2009 CFRC rant Approval: 2009	
Type of O	Grant ginal Annual Statement	☐ Reserve for Disasters/Emergencies		_	nnual Statement (revision no	,
	formance and Evaluation Re				formance and Evaluation Rep	
Line	Summary by Developme	nt Account	Total Estimated	Cost Revised ²	Total Actua	
			Original	Revised -	Obligated	Expended
18a	1501 Collateralization or I	Debt Service paid by the PHA				
18ba		Debt Service paid Via System of Direct ayment				
19	1502 Contingency (may no	ot exceed 8% of line 20)				
20	Amount of Annual Grant::	(sum of lines 2 - 19)	947,000.00	947,000.00	109,888.00	21,876.00
21	Amount of line 20 Related	to LBP Activities				
22	Amount of line 20 Related	to Section 504 Activities				
23	Amount of line 20 Related	to Security - Soft Costs				
24	Amount of line 20 Related	to Security - Hard Costs				
25	Amount of line 20 Related	to Energy Conservation Measures	824,000.00	824,000.00	0.00	0.00
Signate	Tatricia (Date: 6/29/10	Signatu Date	re of Public Hou	sing Director	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing MB No. 2577-0226 Expires 4/30/2011

Part II: Supporting P	ages								
PHA Name:		Grant Type and Number	. N. ADDA GED G	a	2	Federal 1	FFY of Grant: 200	9	
McMinnville Housing		Capital Fund Program Gran CFFP (Yes/ No): N/A Capi							
301 Hardaway Street		Replacement Housing Factor		ompention Gran	ıı				
McMinnville, TN, 37	110	Replacement Housing Factor	or Grant No. N/A						
Development	Genera	l Description of Major	Development	Quantity	Total Estima	ited Cost	Total Actual Co	ost	Status of
Number		Work Categories	Account No.						Work
Name/PHA-Wide									
Activities									
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN053000001 Hardaway Homes	Program Ad	dministration	1410	1 LS	90,000.00	90,000.00	90,000.00	1,989.00	
TN053000001 Hardaway Homes	Fees and C	Costs	1430	1 LS	63,000.00	63,000.00	2,000.00	2,000.00	
TN053000001 Hardaway Homes	Conduct po Audit	st construction Energy	1430	1 LS	7,500.00	7,500.00	0.00	0.00	
TN053000001 Hardaway Homes	Conduct Gr	reen Assessment	1430	1 LS	7,500.00	7,500.00	17,888.00	17,888.00	
TN053000001 Hardaway Homes	Add 8" of a	dditional attic insulation	1460	63,599 SF	60,000.00	60,000.00	0.00	0.00	
TN053000001 Hardaway Homes	concrete blo	sulation to un-insulated ock walls including of exterior doors with eel doors	1460	117,696 SF	585,000.00	585,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Install wate	r-efficient shower heads aerators	1460	80 DU	28,000.00	28,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Insulate hot	t water heater tanks	1460	80 DU	8,000.00	8,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Replace inc	candescent lighting fixtures	1460	80 DU	36,000.00	36,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Replace old toilets	d toilets with water-saving	1460	40 DU	12,000.00	12,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Resident Re	elocations	1495.1	80 EA	50,000.00	50,000.00	0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

					Expires
Part III: Implementation So	chedule for Capital Fu	nd Financing Program			
PHA Name:					Federal FFY of Grant: 2009 CFRC
McMinnville Housing Auth	nority				1000000 11 1 01 01 01 01 01 01 01 01 01
301 Hardaway Street	•				
McMinnville, TN, 37110					
Development Number	All Fund	l Obligated	All Fund	s Expended	Reasons for Revised Target Dates ¹
Name/PHA-Wide	(Quarter H	Ending Date)			
Activities	, ,	2 ,			
	Original	Actual Obligation	Original Expenditure	Actual Expenditure End	
	Obligation End Date	End Date	End Date	Date	
TN053000001	08/31/2010		08/31/2012		
Hardaway Homes					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annua	l Statement/Performance and Evalua	ation Report			
Capita	l Fund Program and Capital Fund P	Program Replacement I	Housing Factor	r (CFP/CFPRH	\mathbf{F})
_	Summary		O	`	,
	e: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Gra Replacement Housing Fac	ant No: TN43P053501	09	Federal FY of Grant: 2009
		Reserve for Disasters/ Emergencies		ıal Statement (revision ı	
	nance and Evaluation Report for Period Ending:	1	☐Final Perform	ance and Evaluation Ro	eport
Line No.	Summary by Development Account	Total Estir	nated Cost	Total Ac	tual Cost
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	0.00	0.00
2	1406 Operations	\$30,317.00	\$30,317.00	\$30,317.00	\$22,925.00
3	1408 Management Improvements	\$137,950.00	\$137,950.00	0.00	0.00
4	1410 Administration	\$72,500.00	\$74,600.00	0.00	0.00
5	1411 Audit	\$0.00	\$0.00	0.00	0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	0.00	0.00
7	1430 Fees and Costs	\$81,000.00	\$13,500.00	\$7,000.00	\$4,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	0.00	0.00
9	1450 Site Improvement	\$71,226.00	\$71,226.00	\$71,226.00	\$34,901.00
10	1460 Dwelling Structures	\$339,564.00	\$418,964.00	0.00	0.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	0.00	0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	0.00	0.00
13	1475 Nondwelling Equipment	\$3,000.00	\$0.00	0.00	0.00
14	1485 Demolition	\$0.00	\$0.00	0.00	0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	0.00	0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	0.00	0.00
17	1499 Development Activities	\$10,000.00	\$0.00	0.00	0.00

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Annu	al Statement/Performance and Ev	aluatio	n Report			
Capit	al Fund Program and Capital Fu	nd Prog	ram Replaceme	nt Housing Factor	(CFP/CFPRH	\mathbf{F})
Part 1	I: Summary		_			
PHA Nai	me: McMinnville Housing Authority	Capital F	oe and Number und Program Grant No: 1 nent Housing Factor Gra		Federal FY of Gra FFY OF Grant A	
		eserve for D		Revised Annual Statement Final Performance and Ev		
Line	Summary by Development Account		Total Estin	nated Cost	Total Actua	al Cost ¹
			Original	Revised ²	Obligated	Expended
18a	1501 Collaterization or Debt Service paid by the PHA	<u>.</u>	0.00	0.00	0.00	0.00
18b	9000 Collaterization or Debt Service paid Via System Payment	of Direct	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)		\$1,000.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)		\$746,557.00	\$746,557.00	\$108,543.00	\$63,875.00
21	Amount of line 20 Related to LBP Activities		0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities		0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs		0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security – Hard Costs		0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Me	easures		0.00	0.00	0.00
Signature of Executive Director			Signature of Public H	ousing Director	Date	

PHA Name: McMinnville Housing Authority		Capital Fur	e and Numbe nd Program Gran nt Housing Fact	nt No: TN43P0535	Federal FY of Gra	nt: 2009		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actu	Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Transfer funds to operating budget	1406	1	\$30,317.00	\$30,317.00	\$30,317.00	\$22,965.00	
PHA-WIDE	Computer software	1408	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Contract with City to provide police officer patrol	1408	1	\$70,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Pay the cost for security lighting in all developments	1408	1	\$5,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Pay fringe benefits for DEP Staff	1408	1	\$2,500.00	\$0.00	0.00	0.00	
PHA-WIDE	Salary for drug program coordinator	1408	1	\$12,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Employee benefits for Res. Coordinator	1408	1	\$17,850.00	\$0.00	0.00	0.00	
PHA-WIDE	Resident coordinator	1408	1	\$26,100.00	\$0.00	0.00	0.00	
PHA-WIDE	Travel-Resident Coordinator	1408	1	\$500.00	\$0.00	0.00	0.00	
PHA-WIDE	Telephone service for Resident Activity Ctrs	1408	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Capital Fund Management Fee	1410	1	\$72,500.00	\$74,600.00	0.00	0.00	
PHA-WIDE	Agency Plan Update	1430	1	\$6,500.00	\$6,500.00	0.00	0.00	
PHA-WIDE	A/E design services	1430	1	\$30,000.00	\$0.00	0.00	0.00	
PHA-WIDE	A/E inspection services	1430	1	\$15,000.00	\$0.00	0.00	0.00	
PHA-WIDE	CFP management assistance	1430	1	\$17,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Environmental Review	1430	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Hazard testing	1430	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Conduct an energy audit.	1430	1	\$7,000.00	\$7,000.00	\$7,000.00	\$4,000.00	

PHA Name: McMinnville Housing Authority		Capital Fur	e and Numbernd Program Grannt Housing Factor	t No: TN43P0535	60109	Federal FY of Gra	nt: 2009	
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estin	nated Cost	Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Update flat rent study.	1430	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-WDE	Utility allowance review.	1430	1	\$500.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Clerk of the Works	1460	1	\$65,430.00	\$65,430.00	\$0.00	\$0.00	
PHA-WIDE	Force Account Labor (and fringe benefits) for modernization activities.	1460	1	\$94,000.00	\$94,000.00	\$0.00	\$0.00	
PHA-WIDE	Replace existing central heating and cooling.	1460	10	\$40,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Computer hardware	1475	1	\$3,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Contingencies	1502	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
TN43P053003b	Develop new public housing units.	1499	1	\$10,000.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install bath accessories: towel bars, paper holder, toothbrush holder, tumbler, soap dish.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace medicine cabinet.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing heater and install heat/light/vent in all bathrooms.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace GFI protected outlet in bathrooms.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Clean and regrout ceramic tile floor and base in bathroom.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing and install new ceramic tile base in bathroom.	1460	800	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing and install new ceramic tile floor in bathroom.	1460	1000	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new lavatory drain lines to tee in wall.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	

PHA Name: McMinnville Housing Authority		Capital Fur	e and Number nd Program Gran nt Housing Factor	nt No: TN43P0535	Federal FY of Gra	nt: 2009		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No. Quantity Total Estimated Cost				Total Actu	Status of Work	
11CHVICES				Original	Revised	Funds Obligated	Funds Expended	
TN43P053004a	Install new lavatory faucet.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new lavatory supplies and stops.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace water closet flange.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing and install new cementitious backer board and ceramic tile at tub.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace windows with new double hung insulated windows and insect screens.	1460	352	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new shade and curtain rod brackets.	1460	352	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new window sills.	1460	352	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004b	Install new public address system.	1460	1	\$20,000.00	\$20,000.00	\$0.00	\$0.00	
TN43P053001	Comprehensive modernization of dwelling units	1460	1	\$120,134.00	\$239,534.00	\$0.00	\$0.00	
TN43P053002	Demolish duplex and construct new parking and cul-de-sac	1450	1	\$71,226.00	\$71,226.00	\$71,226.00	\$34,901.00	
PHA-Wide	All management improvements	1408	1	\$0.00	\$137,950.00	\$0.00	\$0.00	

PHA Name: McMinnville Housing Authority				d Number ogram No: TN43Pousing Factor No:	05350109		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities		Fund Obliga erter Ending			Funds Expended arter Ending Date	Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual		
TN43P053001 West Riverside	12/31/11			6/30/2013				
TN43P053003b West Riverside	12/31/11	NA	NA	6/30/2013	NA	NA	Work items deleted.	
TN43P053004a West Riverside	12/31/11			6/30/2013				
TN43P053004b Spangler Tower	12/31/11			6/30/2013				
Computer Software	12/31/11	NA	12/31/09	6/30/2013				
Police Officers	12/31/11	NA	12/31/09	6/30/2013				
Security Lighting	12/31/11	NA	12/31/09	6/30/2013				
Fringe Benefits	12/31/11	NA	12/31/09	6/30/2013				
DEP Coordinator	12/31/11	NA	12/31/09	6/30/2013				
Res. Coor. Benefits	12/31/11	NA	12/31/09	6/30/2013				
Resident Coordinator	12/31/11	NA	12/31/09	6/30/2013				
Travel	12/31/11	NA	12/31/09	6/30/2013				
Telephone	12/31/11	NA	12/31/09	6/30/2013				
TN43P053002 West Riverside	12/31/11	NA	12/31/09	6/30/2013				

Annua	l Statement/Performance and Evaluation	n Report									
Capita	l Fund Program and Capital Fund Prog	ram Replacement I	Housing Factor	· (CFP/CFPRH	\mathbf{F})						
_	Part I: Summary										
PHA Nam	PHA Name: McMinnville Housing Authority/ Grant Type and Number Capital Fund Program Grant No: TN43S05350109 Replacement Housing Factor Grant No:										
		or Disasters/ Emergencies		rised Annual Stateme							
	mance and Evaluation Report for Period Ending:		Fin	al Performance and I	Evaluation Report						
Line No.	Summary by Development Account	Total Estin	nated Cost	Total Act	tual Cost						
1100		Original	Revised	Obligated	Expended						
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00						
2	1406 Operations	\$000	\$0.00	\$0.00	\$0.00						
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00						
4	1410 Administration	\$94,000.00	\$94,000.00	\$94,000.00	\$81,44200						
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00						
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00						
7	1430 Fees and Costs	\$63,715.00	\$46,698.00	\$46,698.00	\$46,698.00						
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00						
9	1450 Site Improvement	\$106,374.00	\$42,913.00	\$42,913.00	\$24,269.00						
10	1460 Dwelling Structures	\$655,332.00	\$760,443.00	\$760,443.00	\$760,443.00						
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00						
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00						
13	1475 Nondwelling Equipment	\$3,000.00	\$0.00	\$0.00	\$0.00						
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00						
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00						
16	1495.1 Relocation Costs	\$24,633.00	\$0.00	\$0.00	\$0.00						
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00						

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Annu	al Statement/Performance and Eva	aluatio	n Report			
Capit	al Fund Program and Capital Fun	d Prog	ram Replaceme	ent Housing Facto	or (CFP/CFPRI	IF)
Part I	: Summary		_			
PHA Nai	me: McMinnville Housing Authority		e and Number Ind Program Grant No:	TN42805250400		rant: 2009 ARRA
			ent Housing Factor Gra		FFY OF Grant A	Approvai: 2009
Type of		-	-			
	al Annual Statement mance and Evaluation Report for Period Ending:	erve for Di	sasters/ Emergencies	☑Revised Annual Stateme ☑Final Performance and I		
Line	Summary by Development Account		Total Esti	mated Cost	Total Act	ual Cost ¹
Zine	Summary by Bevelopment recount		Original	Revised ²	Obligated	Expended
18a	1501 Collaterization or Debt Service paid by the PHA		\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collaterization or Debt Service paid Via System of	of Direct				
	Payment		\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)		\$1,000.00	0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)		\$944,054.00	\$944,054.00	\$944,054.00	\$912,852.00
21	Amount of line 20 Related to LBP Activities		\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities		\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs		\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs		\$655,332.00	\$760,443.00	\$760,443.00	\$760,443.00
25	Amount of line 20 Related to Energy Conservation Me	asures	\$0.00	\$0.00	\$0.00	\$0.00
Signatu	of Executive Director			Signature of I	Public Housing Direct	or Date
(F	atricia (Doslia.					
	Date:	6/29/10				

McMinnville Housing Authority Capital Fund P			o: TN43S0535 Grant No:	0109 CFFP (Ye	es/No): No	Federal FFY of G	rant: 2009 ARRA	
oment ber General Description of Major Work A-Wide Categories		or Work Dev. Acct No. Quantit		Total Esti	mated Cost	Total Ac	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended 2	
Management Fee		1410	1	\$94,000.00	\$94,000.00	\$94,000.00	\$81,442.00	
A/E Fees		1430	1	\$63,715,.00	\$46,698.00	\$46,698.00	\$46,698.00	
Landscaping/signage/	curb appeal	1450	1	\$16,000.00	\$0.00	\$0.00	\$0.00	
Comprehensive mode	rnization	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
Sewer repairs		1450	1	\$90,374.00	\$42,913.00	\$42,913.00	\$24,269.00	
Window replacement		1460	1	\$174,366.00	\$277,639.00	\$277,639.00	\$277,639.00	
Window replacement		1460	1	\$480,966.00	\$482,804.00	\$482,804.00	\$482,804.00	
Bathroom renovations	l .	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
Relocation		1495.1	1	\$24,633.00	\$0.00	\$0.00	\$0.00	
	Management Fee A/E Fees Landscaping/signage/ Comprehensive mode Sewer repairs Window replacement Window replacement Bathroom renovations	Capital Fund Pro Replacement Hot General Description of Major Work Categories Management Fee A/E Fees Landscaping/signage/curb appeal Comprehensive modernization Sewer repairs Window replacement Window replacement Bathroom renovations	Replacement Housing Factor C General Description of Major Work Categories Management Fee 1410 A/E Fees 1430 Landscaping/signage/curb appeal Comprehensive modernization 1460 Sewer repairs Window replacement 1460 Bathroom renovations Replacement Housing Factor C Dev. Acct No. 1410 A/E Fees 1430 1450 1460	Capital Fund Program Grant No: TN43S0535 Replacement Housing Factor Grant No:	Capital Fund Program Grant No: TN43S05350109 CFFP (Yester Replacement Housing Factor Grant No:	Capital Fund Program Grant No: TN43S05350109 CFFP (Yes/No): No Replacement Housing Factor Grant No: Quantity Total Estimated Cost	Capital Fund Program Grant No: TN43S05350109 CFFP (Yes/No): No Replacement Housing Factor Grant No: Quantity Total Estimated Cost Total Act No. Categories Dev. Acct No. Quantity Total Estimated Cost Total Act No. Original Revised Funds Obligated Punds Obligated Pund	Capital Fund Program Grant No: TN43S05350109 CFFP (Yes/No): No Replacement Housing Factor Grant No:

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: McMinnville		Federal FY of Grant: 2009 ARRA			
Development Number Name/PHA-Wide Activities	All Fund C (Quarter En	Obligated ding Date)	All Funds (Quarter E	Expended nding Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
CFP Management Fees	12/31/11	N/A	6/30/2013		
Landscaping/Signage, etc	12/31/11	N/A	6/30/2013	N/A	Work Item Deleted
TN43P053003	12/31/11	N/A	6/30/2013		
TN43P053004	12/31/11	N/A	6/30/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part I: Summary** PHA Name: McMinnville Housing Authority **Grant Type and Number** Federal FY Capital Fund Program Grant No: TN43P05350108 of Grant: Replacement Housing Factor Grant No: 2008 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4) **Performance and Evaluation Report for Period Ending: 6/30/09** Final Performance and Evaluation Report Line **Summary by Development Account Total Estimated Cost Total Actual Cost** No. **Original** Revised **Obligated Expended** Total non-CFP Funds \$0.00 \$0.00 \$0.00 \$0.00 \$25,000.00 \$57,865.00 1406 Operations \$74,656.00 \$74,656.00 \$149,950.00 3 1408 Management Improvements \$87,478.00 \$87,478.00 \$87,478.00 1410 Administration \$74.500.00 \$74.500.00 \$74.500.00 \$74.500.00 5 1411 Audit \$0.00 \$0.00 \$0.00 \$0.00 1415 Liquidated Damages \$0.00 \$0.00 \$0.00 \$0.00 1430 Fees and Costs \$41.836.00 \$32.977.00 \$42,406.00 \$42,406.00 1440 Site Acquisition \$0.00 \$0.00 \$0.00 \$0.00 9 1450 Site Improvement \$0.00 \$0.00 \$0.00 \$0.00 10 1460 Dwelling Structures \$386,056.00 \$382,443.00 \$382,433.00 \$310,439.00 11 1465 Dwelling Equipment—Nonexpendable \$0.00 \$0.00 \$0.00 \$0.00 12 1470 Nondwelling Structures \$0.00 \$0.00 \$0.00 \$0.00 13 1475 Nondwelling Equipment \$0.00 \$0.00 \$0.00 \$0.00 14 1485 Demolition \$0.00 \$0.00 \$0.00 \$0.00 15 1492 Moving to Work Demonstration \$0.00 \$0.00 \$0.00 \$0.00 16 1495.1 Relocation Costs \$8,874.00 \$2,000.00 \$9,000.00 \$9,000.00 17 1499 Development Activities \$75,332.00 \$75,332.00 \$75,332.00 \$75,332.00

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Annu	Annual Statement/Performance and Evaluation Report										
	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part J	Part I: Summary										
PHA Nar	me: McMinnville Housing Authority	Capital Fu	e and Number und Program Grant No: ^a nent Housing Factor Gra		Federal FY of Gra FFY OF Grant Ap						
Type of		eserve for Di	sasters/ Emergencies	Revised Annual Statement	(revision no: 4)						
	rmance and Evaluation Report for Period Ending:			☐Final Performance and Ev							
Line	Summary by Development Account		Total Estin		Total Actua	al Cost ¹					
<u> </u>			Original	Revised ²	Obligated	Expended					
18a	1501 Collaterization or Debt Service paid by the PHA	4	\$0.00	\$0.00	\$0.00	\$0.00					
18b	9000 Collaterization or Debt Service paid Via System Payment	n of Direct	\$0.00	\$0.00	\$0.00	\$0.00					
19	1502 Contingency (may not exceed 8% of line 20)		\$0.00	\$0.00	\$0.00	\$0.00					
20	Amount of Annual Grant: (sum of lines 2 – 19)		\$745,815.00	\$745,815.00	\$691,588.00	\$656,325.00					
21	Amount of line 20 Related to LBP Activities		\$0.00	\$0.00	\$0.00	\$0.00					
22	Amount of line 20 Related to Section 504 Activities		\$0.00	\$0.00	\$0.00	\$0.00					
23	Amount of line 20 Related to Security – Soft Costs		\$0.00	\$0.00	\$0.00	\$0.00					
24	Amount of Line 20 Related to Security – Hard Costs		\$0.00	\$0.00	\$0.00	\$0.00					
25 Amount of line 20 Related to Energy Conservation Measures \$0.00 \$0.00 \$0.00											
Signatur A	atricia Sorta	5		Signature of Pu	ublic Housing Directo	r Date					
i	Date:	6/29/10									

PHA Name:				Number ogram Grant No: TN43P05350108				Federal FFY of Grant: 2008		
WCWIIIIVIIIe Hous	sing Authority	Replacement H			5550106 CFFP	(Tes/No). No				
Development Number Name/HA-Wide Activities	General Description	on of Major Work gories	Dev. Acct No.	Quantity Total Estimated Cost		Total Actual Cost		Status of Work		
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide	Transfer funds to	operating budget	1406	1	\$25,000.00	\$74,565.00	\$74,565.00	\$57,865.00		
PHA-Wide	Computer Softwar		1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Contract with City officer patrol	to provide police	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Pay the cost for so	ecurity lighting in	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Pay fringe benefit	s for DEP Staff	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Salary for drug pro	ogram	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Employee benefits Coordinator	s for Res.	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Resident coordina	ator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Travel/Resident C	Coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Telephone Service Activity Centers	e for Resident	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Hire a Vista Work	er	1408	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide `	Advertising		1410	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Capital Fund Man	agement Fund	1410	1	\$74,500.00	\$74,500.00	\$74,500.00	\$74,500.00		
PHA-Wide	PHA staff salaries Coordinator)	(Mod	1410	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Agency Plan Upda	ate	1430	1	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	A/E design service	es	1430	1	\$12,972.00	\$28,581.00	\$28,581.00	\$28,581.00		
PHA-Wide	A/E inspection ser	rvices	1430	1	\$17,005.00	\$10,825.00	\$10,825.00	\$10,825.00		
PHA-Wide	CFP Managemen	t Assistance	1430	1	\$0.00	\$0.00	\$0.00	\$0.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | Capit Time and Number | Federal FFY of Grant: 20

Replacement Ho		ogram Grar		5350108 CFFP	(Yes/No): No	Federal FFY of G	Grant: 2008		
Development Number Name/HA-Wide Activities	General Descri Work Ca		Dev. Acct No.	Acct Quantity Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Environmental Re	view	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Hazard Testing		1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Update a flat rent	study	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Utility allowance re	eview	1430	1	\$500.00	\$500.00	\$500.00	\$500.00	
PHA-Wide	Install new laborat	ory faucet	1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace existing senergy efficient sh	howerheads with owerheads	1460	1	\$963.00	\$963.00	\$963.00	\$963.00	
PHA-Wide	Clerk of the Works	3	1460	1	\$64,490.00	\$32,872.00	\$32,872.00	\$32,872.00	
PHA-Wide	Replace selected fixtures with fluore		1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Force Account Lal benefits) for mode activities		1460	1	\$58,103.00	\$68,859.00	\$68,859.00	\$68,859.00	
PHA-Wide	Install new kitchen	sink faucet	1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace water hea	ater	1460	80	\$0.00	\$3,229.00	\$3,229.00	\$3,229.00	
PHA-Wide	Computer Hardwa	re	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053003b	Develop new publ	ic housing units.	1499	1	\$75,332.00	\$75,332.00	\$75,332.00	\$75,332.00	
TN43P053003c	Add parking and a on Cope Street	cul – de – sac	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053003c	Demolish 2-bedroo end of Cope Stree		1485	1	\$0.00	\$0.00	\$0.00	\$0.00	

			nd Number Program Grant No: TN43P05350108 CFFP (Yes/No): No Housing Factor Grant No:				Federal FFY of G	Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Dev. Acct Quantity Total Estimated Cost Total Actu		tual Cost	Status of Work					
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN43P053004a	Renovate bathroo buildings	oms in D-1	1460	16	\$0.00	\$1,254.00	\$1,254.00	\$1,254.00	
TN43P053004b	Convert three 0-b two 1-bedroom ur		1460	3	\$3,000.00	\$4,181.00	\$4,181.00	\$4,181.00	
PHA-Wide	All management i	mprovements.	1408	1	\$149,950.00	\$87,478.00	\$87,478.00	\$87,478.00	
TN43P053001	Structural and ger 305/307 Rainbow		1460	1	\$13,000.00	\$12,885.00	\$12,885.00	\$12,885.00	
TN43P053003c	Demolition applicati	ons costs.	1430	1	\$2,500.00	\$2,500.00	\$2,500.00	\$1,930.00	
TN43P053003	Building exterior (windows)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Renovate bathroo bedroom units	oms in 1,2 and 3	1460	1	\$246,500.00	\$258,200.00	\$258,200.00	\$186,196.00	Moved from year 2009 budget
PHA-Wide	Relocation		1495.1	1	\$2,000.00	\$9,000.00	\$9,000.00	\$8,874.00	Moved from year 2007 budget

PHA Name: McMinnville	Federal FY of Grant: 2008					
Development Number Name/PHA-Wide Activities	All Fund C (Quarter En		All Funds (Quarter Er		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
TN43P053003b	06/30/09	03/31/10	6/30/2011			
TN43P053004a	06/30/09	03/31/10	6/30/2011			
Computer Software	06/30/09	03/31/10	6/30/2011			
Police Officers	06/30/09	03/31/10	6/30/2011			
Security Lighting	06/30/09	03/31/10	6/30/2011			
Fringe Benefits	06/30/09	03/31/10	6/30/2011			
DEP Coordinator	06/30/09	03/31/10	6/30/2011			
Utility Review	06/30/09	03/31/10	6/30/2011			
Res. Coordinator	06/30/09	03/31/10	6/30/2011			
Res. Coordinator Benefits	06/30/09	03/31/10	6/30/2011			
Travel	06/30/09	03/31/10	6/30/2011			
Telephone	06/30/09	03/31/10	6/30/2011			
Staff Training	06/30/09	03/31/10	6/30/2011			
TN43P053004b	06/30/09	03/31/10	6/30/2011			
TN43P053001	06/30/09	03/31/10	6/30/2011	_		
TN43P053003c	06/30/09	03/31/10	6/30/2011			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development OFFICE OF PUBLIC AND INDIAN HOUSING Expires 4/30/2011

PAF	RT I: SUMMARY						
	PHA Name/Number McMinnville Housing Authority / TN053			County & State) en Co., Tennessee	☑Original 5-Year Plan ☐Revision No:		
A.	Development Number and Name Work Statement for Year 1 FFY 2011		Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
B.	Physical Improvements Subtotal	Annual Statement	\$414,000.00	\$414,000.00	\$414,000.00	\$414,000.00	
C.	Management Improvements		\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	
E.	ADMINISTRATION		\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	
F.	Other		\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	
G.	Operations						
Н.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00	
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00	
M.	Grand Total		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00	

PART I: SUMMARY (CONTINUATION)									
ar Plan □Revision No:									
wit for Year Work Statement for Year 5 FFY 2015									
.00 \$750,000.00									
- · · ·									

Part II: Sup	porting Pages – Physi	cal Needs Work State	ment(s)			
Work	W	ork Statement for Year 2012	2	Work Statement for Year: 2013		
Statement for		FFY 2012			FFY 2013	
Year 1 FFY	Development	Quantity	Estimated Cost	Development	Quantity	Estimated Cost
2011	Number/Name			Number/Name		
	General Description of			General Description of		
	Major Work Categories			Major Work Categories		
SEE						
Annual	TN053000001			TN053000001		
Statement	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and unit conversions		\$414,000.00	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and unit conversions		\$414,000.00
		Subtotal of Estimated Cost	\$414,000.00	Su	btotal of Estimated Cost	\$414,000.00

Part II: Sup	Part II: Supporting Pages – Physical Needs Work Statement(s)								
Work	W	ork Statement for Year 2014		Work Statement for Year: 2015					
Statement for		FFY 2014		FFY 2015					
Year 1 FFY	Development	Quantity	Estimated Cost	Development	Quantity	Estimated Cost			
2010	Number/Name			Number/Name					
	General Description of			General Description of					
	Major Work Categories			Major Work Categories					
Statement	TN053000001			TN053000001					
	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC		** 44.4 000 00	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and		£444,000,00			
	and unit conversions		\$414,000.00	unit conversions		\$414,000.00			
	_	Subtotal of Estimated Cost	\$414,000.00	5	Subtotal of Estimated Cost	\$414,000.00			

Part III: Supporting Pages – Management Needs Work Statement(s)								
Work	Work Statement for Year 20:	12	Work Statement for Year: 2013					
Statement for	FFY 2012		FFY 2013					
Year 1 FFY	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost				
2011	General Description of Major Work Categories		General Description of Major Work Categories					
SEE	TN053000001		TN053000001					
Annual	Operations	\$50,000.00	Operations	\$50,000.00				
Statement	Management Improvements	\$150,000.00	Management Improvements	\$150,000.00				
	Administration Fee	\$75,000.00	Administration Fee	\$75,000.00				
	Fees and Costs	\$51,000.00	Fees and Costs	\$51,000.00				
	Non-Dwelling Equipment	\$10,000.00	Non-Dwelling Equipment	\$10,000.00				
	Subtotal of Estimated Cost	\$336,000.00	Subtotal of Estimated Cost	\$336,000.00				

Part III: Su	pporting Pages – Management Needs Work	x Statement(s)				
Work	Work Statement for Year 201	14	Work Statement for Year: 2015			
Statement for	FFY 2014		FFY 2015			
Year 1 FFY	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost		
2009	General Description of Major Work Categories		General Description of Major Work Categories			
SEE	TN053000001		TN053000001			
Annual	Operations	\$50,000.00	Operations	\$50,000.00		
	Management Improvements	\$150,000.00	Management Improvements	\$150,000.00		
	Administration Fee	\$75,000.00	Administration Fee	\$75,000.00		
	Fees and Costs	\$51,000.00	Fees and Costs	\$51,000.00		
	Non-Dwelling Equipment	\$10,000.00	Non-Dwelling Equipment	\$10,000.00		
	Subtotal of Estimated Cost	\$336,000.00	Subtotal of Estimated Cost	\$336,000.00		